

NARRATIVE

USE PERMIT (Case No: 20-30000012)

FOR

THE FAIRWAYS AT PALM VALLEY

an ASSISTED LIVING FACILITY

2382 North Litchfield Road, Goodyear, Arizona 85395
Southwest corner of Litchfield Road and West Virginia Avenue
(Approximately 6.15 acres)

(PALM VALLEY- PAD)



The Fairways at Palm Valley, Goodyear, Arizona

Submitted by Applicant:

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(Note: Currently under contract to purchase the property)

August 2021

DESIGN TEAM

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I. INTRODUCTION

The Fairways at Palm Valley is a proposed active lifestyle Assisted Living Facility in the Palm Valley Phase II PAD (March 2002). This Use Permit application addresses the last remaining Phase II parcel consisting of approximately 6.15 acres located at the Southwest corner of Litchfield Road and West Virginia Avenue (the “Property”). The Property is subject to a deed restriction limiting its building height to no more than two-stories or 50-feet. The site is flat with 679-feet of frontage on Litchfield Road and 516-feet on the Palm Valley Golf Course. Litchfield Road has a daily traffic count of over 26,300 (2015) passing the Property.

Contiguous to the south, the Property overlooks the 27-Hole *Phil Mickelson* Palm Valley Golf Course water hazard and putting green on hole nine. Our community will take advantage of the golf course by providing resident golf carts, direct golf course trail access, 2,000 square foot Pitch & Putt overlooking the 9th green water hazard and a golf simulator in our lounge.

The location is ideal for the proposed use, because it is close to an established residential area and will blend more appropriately with the residential character. In addition, it will have much less of an impact than a (C-2) commercial-retail use with regards to traffic, lighting, noise, odors, and dust which are sometimes associated with typical commercial-retail uses. As a result of this outstanding location and the demand for this type of use, we are requesting approval of a Use Permit for a new active lifestyle “Assisted Living” facility.

II. PURPOSE

The purpose of this request is for a Use Permit, as required per City of Goodyear zoning ordinance § 3.3.3 (C)(4), for Hospitals and Related Uses. As described above, there exists a need for this type of active lifestyle facility in the Palm Valley PAD infill area.

The proposed community, as shown on the elevations and conceptual site plan, will fit in with the surrounding development in terms of design standards and uses. The building is two-story with associated amenities. The facility is designed for the safety and security of its residents. The accompanying conceptual plans show how that occurs. The facility will have outdoor recreation areas for its residents.



Litchfield Road View



Golf Course View



North 140th Avenue View



III. DESCRIPTION OF PROPOSAL

The Fairways at Palm Valley will be a two-story, approximately 158,583 square feet, and 31'-06" high building from finished grade. The community development cost is \$47,900,000 or \$363,000 per home.

The building has been designed in such a manner to minimize the impact on neighbors due to proximity. The building will consist of 132 units with 18-Studios, 64 one-bedroom, 24 one-bedroom plus den and 26 two-bedroom apartments averaging 780 square feet in the active lifestyle assisted living facility. The community will operate 24-hours daily. The Office will be open from 9:00AM to 6:00 PM every day. The food service begins at 7:30 AM and conclude at 8:00 PM.

The community will contain the following amenities:

Community Amenities

- Club House
- Concierge
- Pitch & Putt (3-holes)
- Full-Service Dining Room & Lounge
 - Inside and Outside Dining
 - Beer, Wine and Mixed Drinks
- Resident Computer Center
- Private Conference Room
- Theater
- Craft Room
- Gardening areas

Fitness Amenities

- Fitness Club and Spa
 - Equipment
 - Free Weights
 - Fitness Classes
 - Exercise mats and balls
- Bocce Ball
- Lap, Exercise and Relaxation Pool
- Therapy spa

IV. DEVIATIONS FROM THE STANDARDS

No deviations are proposed.

V. COMPATIBILITY WITH THE GENERAL PLAN

The Property's General Plan designation is "Neighborhood" and is zoned Commercial District (C-2) PAD zoning district. The proposal is consistent and compatible with many of the goals and objectives outlined within the General Plan due to its size, existing conditions, vehicular access, and the limited intensity of the use proposed.

One of Goodyears primary Community Vision is to create a highly desirable and sustainable place for all to live, work, visit and play.

The General Plan 2025 requires all development proposal shall demonstrate their conformance with the applicable stated goals, objectives, and policies contained within the General Plan, and how the development furthers the appropriate implementation of the General Plan.

The site is a key example of the City of Goodyear requirement "promoting a graduated density intensity concept. Developments with gradually increasing density towards village centers, the City Center, or transit corridors and lowering density near protected uses (such as a natural feature). Developments with similar intensities (e.g., building height, building bulk or intensity of use) should locate near each other gradually increasing intensity towards transit corridors, the City Center, industrial development, and commercial centers and decreasing intensity towards residential developments."

Additionally, Objective GD-2-1 is to *ensure that new development pays its fair share toward the cost of additional public service needs generated by that new development*. The Fairway's at Palm Valley will pay all of the customary municipal fees yet has the least impact of virtually any other land use.

Frequently community leaders and residents are concerned with the impact and utilization of a residential development on City services and infrastructure. Frequently, these concerns involve traffic, schools, parks and recreations, police and fire services and refuse. In developing, owning and operating senior housing over the last 18-years, we have found that seniors are the best neighbors one can have. The following addresses specific concerns that a City and neighbors sometimes have:

Traffic - As the report demonstrates, the senior community will generate less than 40 peak-hour trips. This number is less than ¼ of what other allowable uses would produce with the property's current zoning. Additionally, we are providing bicycle parking facilities for our employees and residence to encourage non-vehicular movement locally;

Valley Metro – Visitors and some of our employees such as housekeeping, culinary and care professionals, elect to use Valley Metro transportation. The property is strategically located next to a bus stop at Litchfield Road and Virginia Avenue. This transit opportunity reduces traffic and is becoming very popular in reducing carbon footprints;

Schools – The Fairways at Palm Valley, under Federal Fair Housing is restricted to 62 years of age or greater for ALL occupants. Children are not permitted to reside in the community;

Parks & Recreation – Our residents will on occasion use community facilities for exercise including walking. We provide a great number of recreational facilities which generally allows our residents to achieve their relaxation and physical fitness goals within their community. It's great to know that they and their families may also take advantage of the abundance of municipal parks and the YMCA, less than ½ mile north;

Police and Fire – Frequently neighbors are concerned about fire services being needed at all hours of the day and night with assisted living. The is simply not the case. Our medical staff can handle most medical needs of our residents. In the unlikely event that emergency services are needed, fire station No. 183 (12-member crew) located at 3075 North Litchfield Road which is ½ mile north of the property is well positioned to respond quickly.

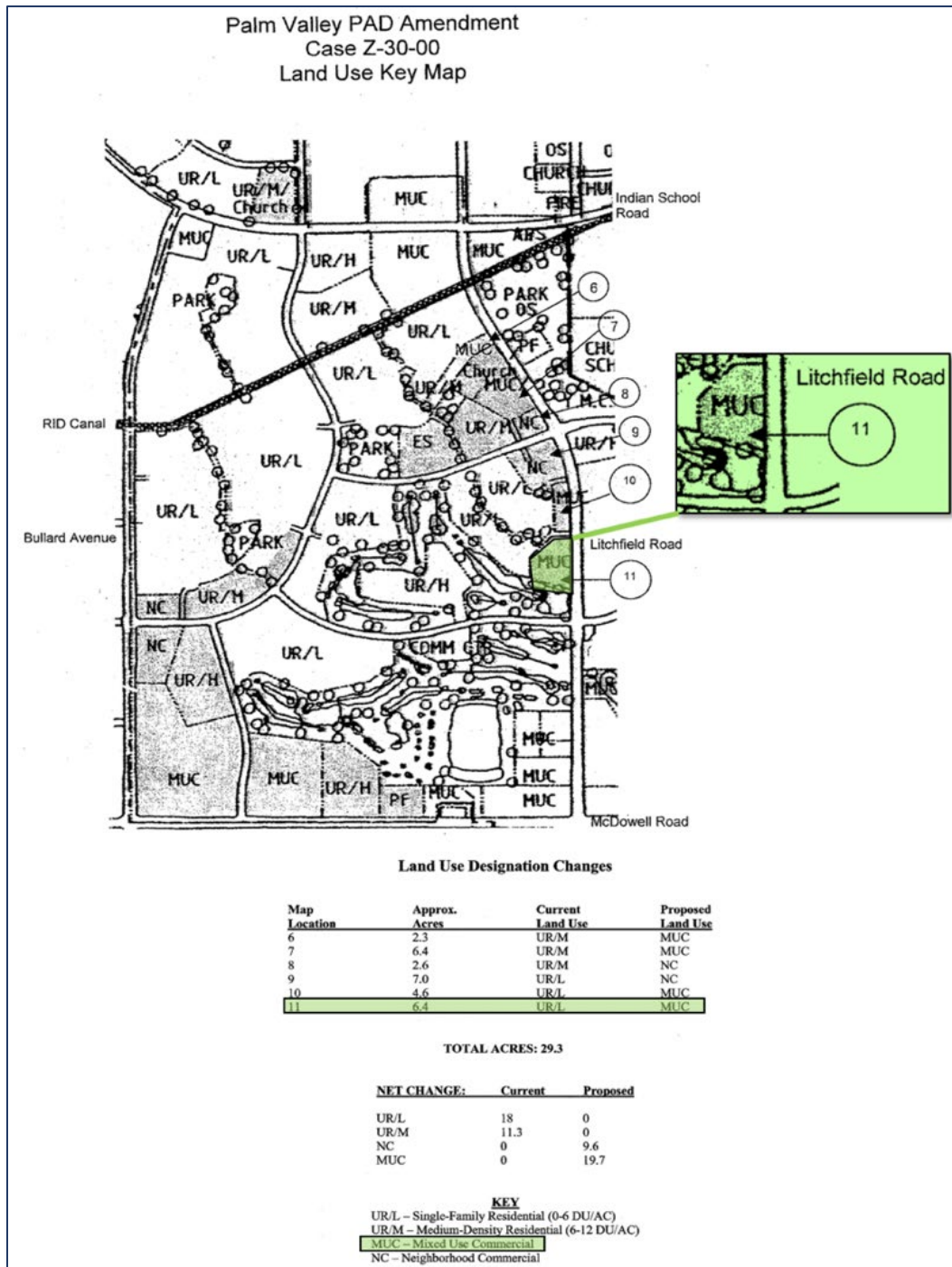
Refuse- the property will use a trash compactor to minimize the number of trash bins and collection noise. Our housekeeping will collect and dispose of resident refuse. The compactor is screened and located off Litchfield Road away from local residents and out of sight of drive-by and pedestrian traffic.

More importantly, The Fairways at Palm Valley will aid in the preservation of the existing stable, cohesive neighborhoods in the area while minimizing the negative impacts of incompatible uses. The adjacent land uses surrounding the Property are office, commercial-retail and residential homes. The proposed use provides a nice transition-buffer from these uses and will fit nicely with both land use characters.

As such the proposal to add “assisted living” with a UP is in conformance to the City's General Plan. The proposed development will occur on a vacant piece of land that has remained vacant since the master plans inception. This community's residents, visitors and its employee's will support and encourage spending, increasing economic vitality for the area.

VI. COMPATIBILITY WITH ZONING AND PLANNED AREA DEVELOPMENT (PAD)

On April 18, 2001 the City of Goodyear Planning and Zoning Commission on Zoning Case Z-30-00 recommended to the Mayor and City Council the rezoning of land from Planned Area Development (PAD) **Low and Medium Density Residential** to Planned Area Development (PAD) to Neighborhood and Mixed-Use Commercial. On May 30, 2001 Ordinance No. 01-751 was Passed and Adopted by the Mayor and Common Council of the City of Goodyear.





Ordinance No. 01-751 Section II. Conditions. The rezoning herein provided for is subject to the following conditions:

1. *Compliance with the Planned Area Development (PAD), Neighborhood Commercial (C-1) and General Commercial (C-2) zoning districts criteria and regulations and with all applicable State, County and City codes and ordinances. For purpose of this rezoning, C-1 and C-2 correspond to the Developer's NC (Neighborhood Commercial) and MUC (Mixed Use Commercial) designations, respectively;*

VII. COMPATIBILITY WITH SURROUNDING AREA

The surrounding properties to this site are mature and completely built out. West of the Property is an established residential development Palm Valley Phase II with homes located contiguous to the golf course; to the East are existing residential homes; Palm Valley Phase I separated by Litchfield Road. North of the property is commercial banking and medical offices.

The building has a very residential feel in both its massing and its setbacks. The 101-foot setback on the southwest corner (*Commercial District Standards §3.3.6.c - 50 ft. plus 5 feet of additional building setback for each foot of building height over 30 ft. at the point where such additional building height occurs*) adjacent to a single-family home will be afforded visual privacy. By virtue of our resident profile, sound will not be an issue for our neighbors. Our building and landscape will serve as an optimal buffer from noise which is produced by Litchfield Road for our neighbors.



The location is ideal for the proposed use, because it is close to an established residential area and will blend more appropriately with the residential character. In addition, it will have much less of impact than a commercial-retail use with regards to traffic, lighting, noise, odors and dust that would be associated with typical allowable commercial-retail uses. The current zoning allows uses such as adult novelty stores, automotive repairs, bar/cocktail lounges, drive through window businesses, hotels, pawn shops, restaurants, message establishments, tattoo studios, body piercing studios and microbreweries.



VIII. LOCATION AND ACCESSIBILITY

Located at the Southwest corner of Litchfield Road and West Virginia Avenue. Litchfield Road provides access to Interstate 10 (I-10) located 1 mile south of the Property. I-10 provides easy access to downtown Phoenix to the east and Tucson to the south, while Loop 303 provides access to Flagstaff to the north. The community is also close to shopping and medical services.

IX. LANDSCAPING

The onsite landscape design will be completed in a way to reflect the existing surrounding community planting palate and provide shade areas for residents to sit under. An outdoor pool area with ramada will be provided for the residents along with other shade structures around the site. The overall feel will provide a pleasant residential and serene feel to the Property. Trees to match or complement the existing planting palate will be provided along the property lines adjacent to the existing single-family homes along the east. This will help provide a sense of screening the proposed facility and provide privacy for the homeowners. Landscaping along 140th Avenue park to the west will be designed to match or complement the existing planting.

X. DEVELOPMENT SCHEDULE

This project is expected to begin construction with 12-months of Use Permit approval subject to site plan review and approval, construction document reviews and approvals and issuance of construction building permits. The construction will take approximately 18-months. This project will not be phased.

XI. USE PERMIT COMPLIANCE TO ZONING ORDINANCE

Section 1.3-. of the City of Goodyear Zoning Ordinance specifies the requirements necessary for a Use Permit to be approved or approved with conditions. These are as follows:

- 1. will not be materially detrimental to persons residing or working in the vicinity adjacent to the Property, to the neighborhood, or to public welfare, and;*
- 2. that the proposed use is reasonably compatible with uses permitted in the surrounding area.*

The proposed use is for an assisted living facility which is far less intensive and intrusive than a General Commercial encourages. The proposed site is currently zoned C-2 which allows for such a facility with a Use Permit. Based upon these statements, the proposed Assisted Living facility meets the City of Goodyear Zoning Ordinance and appropriateness for a Use Permit.